

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING __ September 14, 1966

Appeal No. 8903 Mary K. Wisner, appellant.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on September 20, 1966.

EFFECTIVE DATE OF ORDER _ August 3, 1967

ORDERED:

That the appeal for a variance from the provisions of 7502.3 to permit living quarters for domestic employees in accessory building in the R-3 District at 3327 P Street, NW., lot 801, square 1254, be conditionally granted.

FINDINGS OF FACT:

- (1) The subject property is located in an R-3 District.
- (2) The property is improved with a large single-family dwelling and a two-story accessory building in the rear. The building was constructed around 1894 . The dwelling fronts on P Street and the rear building abuts Pomander Walk and also constitutes the end of Pomander Walk.
- (3) The subject lot has a frontage along P Street of 52 feet and a depth of 150 feet. The two-story accessory building is 28 feet wide by 30 feet deep by 25 feet in height and would face Pomander Walk if it were extended. The accessory building is located at the northwest corner of the lot and abuts the side wall of an existing dwelling fronting on Pomander Walk. There are 26.4 feet between the accessory building and the rear of the main building.
- (4) Section 7502.3 of the Regulations provides that any "accessory building in any district shall not exceed one story or 15 feet in height except in an R-1-A or R-1-B District an accessory private garage may have a second story used for sleeping or living quarters of domestic employees of the family occupying the main building. Any such two-story accessory building shall also be set back from all lot lines for a distance equal to the minimum width of a required side yard in the district in which located."

(5) Section 3305 provides that there be 8 foot side yards for properties in the R-3 District detached and semi-detached dwellings.

(6) Appellant desires to convert the accessory building into a dwelling for domestic employees. The first story of the structure would be used as a garage.

OPINION:

We are of the opinion that the granting of this request will have no adverse affect upon the use of nearby and adjoining property and that the granting of the requested relief will do no substantial harm to the public good and will not substantially impair the intent, purpose, and integrity of the zone plan as embodied in the Zoning Regulations and Map.

This Order shall be subject to the following condition:

The apartment located on the second floor of the accessory building shall be restricted to use by domestic employees of the resident of the main building.